

Courtesy Of Sandy Kahlon Of RE/MAX Excellence

## \$524,800 - 17 Hull Wynd, Spruce Grove

MLS® #E4452984

**\$524,800**

3 Bedroom, 3.00 Bathroom, 2,002 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Built by Sunnyview Homes, huge 2000 sqft. half duplex with a double attached garage! The main floor features a bedroom/den with a closet and a full bath. The open to below living room boasts an electric fireplace with feature wall. The upgraded kitchen impresses with a central island, quartz countertops, 2-toned ceiling-height cabinetry with built in organizers, water line to the refrigerator, a gas line to the stove and a corner walk-in pantry and a good sized dining area. Going upstairs you'll find glass railing with maple handrail and step lighting, a bonus room, WI laundry room with sink. The primary bedroom features a WIC, coffered ceiling, accent wall, a luxurious 5-pc ensuite including a 6-jet Jacuzzi tub w/ a feature wall. This level has 2 additional good sized bedrooms sharing a 4 piece bathroom. Situated on a generous lot, this home offers a SEPARATE SIDE entrance to the bsmt. The garage is equipped with a gas line and floor drain. The size and upgrades are a rare find for a duplex! Must see.



Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4452984  |
| Price    | \$524,800 |
| Bedrooms | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,002         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 17 Hull Wynd |
| Area        | Spruce Grove |
| Subdivision | Hilldowns    |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 0X5      |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Deck, Parking-Extra, Parking-Visitor, Patio, See Remarks |
| Parking   | Double Garage Attached                                                                                     |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | ensuite bathroom                                     |
| Appliances        | Garage Control, Garage Opener, Hood Fan, See Remarks |
| Heating           | Forced Air-1, Natural Gas                            |
| Stories           | 2                                                    |
| Has Basement      | Yes                                                  |
| Basement          | Full, Unfinished                                     |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                      |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                                      |

**Additional Information**

Date Listed            August 14th, 2025  
Days on Market      6  
Zoning                Zone 91

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